

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1324**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Thompson House; Staine House**
6. Current building name: **Loomis House**
7. Building address: **422 Atwood Street**
8. Owner name: **Kevin H. Loomis**  
Owner address: **422 Atwood Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**NE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491896**  
Northing: **4446000**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N<sup>1</sup>/<sub>2</sub> 4** Block: **47**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **1008 square feet**
16. Number of stories: **1<sup>1</sup>/<sub>2</sub>**
17. Primary external wall material  
**Synthetics / Vinyl**
18. Roof configuration (enter one):  
**Hipped Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Flared Eave**  
**Dormer**

22. Architectural style /  
building type:

**Late 19th and Early**  
**Twentieth Century Revivals**  
**/ Classic Cottage**

**21. General Architectural Description**

Built in 1905-1906, the residence at 418 Atwood Street is a 1½ story Classic Cottage style dwelling. Located on the east side of Atwood Street, the fourth property north of 4th Avenue, the house features a rectangular plan, and is supported by a low painted bright green concrete foundation. The house is of wood frame construction, with its exterior walls clad with white horizontal vinyl siding. The roof is a steeply-pitched hipped roof, covered with grey asphalt shingles, and with flared eaves. A hipped-roof dormer, also with flared eaves, is centered on the west-facing roof slope. The home's windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. A painted white wood-paneled front door, covered with a storm door, opens onto a non-historic 8' by 5' wood porch located on the facade (west elevation). This porch is enclosed by a black wrought iron railing, and is covered by a gable porch roof with painted white 4" by 4" wood post supports. A 22' by 7' shed-roofed addition has been built onto the original east (rear) elevation. A single entry door enters the addition on the home's east elevation.

A garage is located southeast of the house: one story rectangular plan; ~14' N-S by ~24' E-W; painted white, wide, horizontal wood siding, over wood frame construction; low-pitched front gable roof; a single 2-light window is located on the east elevation; another window is located on the north elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located on the east side of Atwood Street, the fourth property north of 4th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The Colorado and Southern Railroad tracks run down the center of Atwood Street, while the neighborhood overall features wide tree-lined streets, uniform house setbacks, and deep rectangular-shaped lots.

**24. Associated buildings, features, or objects**

Garage

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#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1905-1906**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections, 1905-1906." On file at the Longmont Archives, Longmont Museum.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**H.A. and W.D. Schoolcraft (possibly)**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections, 1905-1906." Schoolcraft family obituaries.**

28. Original owner:  
**John Brigham Thompson**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections, 1905-1906." On file at the Longmont Archives, Longmont Museum.**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

Longmont water rent collection records, corroborated with Sanborn Insurance maps, provide evidence that this house was constructed in 1905-1906. J.B. Thompson was the original owner. The dwelling is depicted on the 1906 Sanborn Insurance map, and subsequent Sanborn maps indicate that the property remained unchanged through at least 1959. A shed-roofed addition was built onto the original east (rear) elevation, probably in the 1960s or 1970s.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

The house at 422 Atwood Street was constructed in 1905-1906, and was initially owned by John Brigham Thompson. The house was likely built by H.A. "Albert" Schoolcraft, with help from other members of the Schoolcraft family. Albert was a carpenter and contractor, who along with his brother William, owned and probably built the house next door at 418 Atwood also in 1905-1906. In as much as the two houses feature similar plans and styles, and in as much as they were built at the same time, it is probable they were both constructed by the Schoolcraft family.

John Brigham Thompson, the home's original owner, was born in Machias Port, Maine, on August 21, 1837. He grew up in Bridgetown, Maine, before moving to Madison, Wisconsin in 1856. According to his obituary, he joined the Second Wisconsin Infantry at the outset of the Civil War. Thompson was a member of the celebrated Iron Brigade, and he served at the first battle of Bull Run. Thompson mustered out of the Union forces in July 1864. He then returned to Madison where he married Kitty D.H. Hubbard in 1866. Mr. and Mrs. Thompson came to Longmont in 1871, the same year the Chicago Colorado Colony was founded, although they were not officially members of the colony. In Longmont, Thompson established a hardware business which he owned and operated, either solely or in partnership, until his retirement in 1901. In addition to his business concern, Thompson was also politically active on the local and state levels. He was a member of the original Longmont Board of Trustees which organized the town in 1872-1873; he served as the Town Clerk in 1875; as Town Treasurer in 1883; and he was the Mayor of Longmont in 1888. He also served one term in the Colorado Legislature in 1905-1906, and he was a delegate to the National Republican Convention in 1900. John and Kitty had two sons - one of whom died in infancy, and the other, John Roy, who died at the relatively young age of 36. Kitty (Hubbard) Thompson passed away in October 1893, and in June 1895, Mr. Thompson married his second wife, Miss Maud Wirt. Mr. Thompson passed away in September 1921 at the age of 84, survived by his second wife.

Although he was its original owner, J.B. Thompson did not own this home for more than a year or two. From 1907 to circa 1925, the home was owned by Julia Staine. The widow of Tolif Staine, Julia lived here until circa 1911 when she moved to Wyoming. According to Longmont water rent records, however, she retained ownership of the property, maintaining it as a rental until the early 1920s.

The property then changed hands frequently during the late 1920s and throughout the 1930s. Residents during these years included Elmer Hodson, Patrick and Janet McKeown, Mrs. Harriett McLaughlin, and Mrs. Lucille Stephenson. In the 1940s, the property was owned and occupied by John P. Schmidt. He was followed by James D. and Eva H. (Lange) McNeil who lived here during the 1950s and 1960s. James McNeil had been born August 27, 1910 at Highland Park, Illinois. He and Eva were married in Illinois in 1935, before moving to Greeley in 1943, and then to Longmont in 1948. Mr. McNeil was employed by St. Vrain Glass for many years prior to his retirement in 1965. He passed away in June 1976, survived by his wife and two daughters, Linda and Kathy.

In the 1970s and 1980s, 422 Atwood was occupied by Ralph E. and Edith L. Hill. More recent residents in the 1990s have included Clara Tobin and Connie Clark.

**36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Died - Thompson." [James Brigham Thompson obituary] *Longmont Ledger*, September 23, 1921, p. 1.

"James D. McNeil." [obituary] *Longmont Times-Call*, June 17, 1976, p. 16.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated April 1906, June 1911, March 1918, June 1930, and June 1959.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

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**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1905-1953**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1905-1953. The house is also architecturally notable, under Criterion C, for its representation of the Classic Cottage style of architecture. The property's significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, because the property displays somewhat below average integrity, it also probably does not qualify to be individually listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house would likely qualify as a contributing resource within the district's newly expanded boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a slightly below average degree of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. The home's physical integrity has been diminished by the replacement of the original front porch, by the construction of a rear addition, and by the application of vinyl siding, all following the period of significance.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-36; LONG-37**

Frame(s): **30-33; 9**

Negatives filed at: **City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **April 23, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**